

Public Notice of Application for Permit

Regulatory Branch (1145b) 805 Frontage Road Suite 200C Kenai, Alaska 99611-7755

PUBLIC NOTICE DATE: November 21, 2006

EXPIRATION DATE: December 21, 2006

REFERENCE NUMBER: POA-2006-799-4

WATERWAY NUMBER: Tributary to Beluga Lake

Interested parties are hereby notified that an application has been received for a Department of the Army (DA) permit for certain work in waters of the United States as described below and shown on the attached plan.

<u>APPLICANT</u>: Mr. Tony Neal, Quiet Creek Park LLC., Post Office Box 3368, Homer, Alaska 99603, Telephone (907) 235-8141

AGENT: Mr. Mike Travis, Travis/Peterson Environmental Consulting Inc., 3305 Artic Boulevard, Suite 102, Anchorage, Alaska 99503, Telephone (907) 522-4337

 $\underline{\text{LOCATION}}$: Latitude 59.5665° North, Longitude 151.5264° West, north of Kallman Road, in the SE ¼ of section 17, T. 6 S., R. 13 W., Seward Meridian, in Homer, Alaska.

<u>WORK</u>: Discharge and grade excavated material into wetlands and discharge gravel fill into wetlands to construct an 87 lot subdivision. The work would include the construction of single family house pads, driveways, yards, roads and buried utilities for public water and sewer, telephone, video and electricity. The amount of fill involved would be approximately 28,570 cubic yards of material into wetlands, resulting in the loss of approximately 2.75 acres of wetlands.

A summary of proposed wetland fill on a lot-by-lot basis can be found on sheet 4 of 12 and location of stream/drainage crossings can be found on sheets 2 and 3 of 12, dated November 8, 2006.

 $\underline{\text{PURPOSE}}$: The applicant's stated purpose is to provide lots for residential use in Homer, Alaska.

<u>ADDITIONAL INFORMATION</u>: Quiet Creek Park Subdivision contains approximately 38 acres of which, approximately 5 acres are wetlands. More specifically, 33 of the 87 residential parcels contain some wetlands. Development of individual lots as residential home sites would require clearing, excavation and placement of fill in wetland areas. Three streams are also within the subdivision and two of them join to form a single channel within the subdivision. Three intermittent stream crossings are proposed along with three minor drainage crossings. One culvert will be placed at each of the crossings. Culverts on West Aurora Avenue are estimated to be 48" diameter (location A), 60" diameter (location B), and 24" diameter (location C). The culvert on Sophie Court is estimated to be 24" diameter

(location D), and the culverts on East Aurora Avenue are estimated to be 24" diameter (location E), and 60" diameter (location F on sheets 2 and 3 of 12, dated November 8, 2006).

The City of Homer has developed and made available to the public wetland mapping through a 2004 Environmental Protection Agency (EPA) grant. The wetland mapping is located at the Kenai Peninsula Borough (KPB) web site and is used for planning purposes only. In May, 2006, the applicant was informed that all current DA applications involving wetland fill must have wetlands delineated in accordance with the Alaska Interim Regional Supplement to the 1987 Corps of Engineers Wetlands Delineation Manual. The current wetland delineation submitted by Travis/Peterson Environmental Consulting Inc. on November 8, 2006, reduces the mapped wetland area from 11 acres (as mapped on the KPB web site) to 5 acres.

ROAD CONSTRUCTION: West Aurora Avenue will require the placement of 6,375 cubic yards of fill material into wetlands, and East Aurora Avenue will require the placement of 3,220 cubic yards of fill material into wetlands. All fill material will include usable excavation material, type II and III gravel, and asphalt pavement.

MITIGATION: The applicant has incorporated into the proposed project the following mitigation efforts to reduce impacts to the aquatic environment:

- 1. Reduction in number of home sites through increase in lot size. Although the minimum lot size in the (City of Homer's) Urban Residential zone is 7,500 square feet, the average lot size in Quiet Creek Park Subdivision is 15,000 square feet. Reducing the number of home sites avoids wetland impacts by reducing the total disturbed area and fill required for buildings, driveways, and trenching for utility service lines.
- 2. Reduction in the estimated size of homes to be constructed. All lots in Quiet Creek Park Subdivision are intended to be sold to individual property owners in an undeveloped condition. In order to reduce review on each of the wetland lots, Quiet Creek Park LLC is applying for a DA permit covering all residential building sites located in wetlands. The proposals used for determination of fill areas and quantities are based on the construction of a house, garage and yard with a 4,400 square foot footprint and a driveway with a 1,000 square foot footprint. The intent of this action is to evaluate the wetland and stream impacts under a single review. If a DA permit is issued to the applicant, the permit will be transfer to the lot owner of that specified parcel before construction would commence.

3. Park Areas and Drainage Way Design.

The project will avoid some stream and wetland impacts by proposing natural park areas (lots 13, 28, 39, 44, 45 and 81) that will be protected by a conservation easement enforced by Quiet Creek Park Homeowner Association. The park areas will preserve 1.45 acres of wetlands and 2.4 acres of uplands buffers adjacent to the stream channels. Three additional drainage channels will be constructed outside the park areas to adequately convey the discharge from a 50 year flood event (see sheets 2, 3 and 5 of 12 for drainage location and cross section). There will also be five 10-foot wide trail easements, three 10-foot wide greenbelt easements, and a 30-foot wide drainage/greenbelt easement. These easements encompass approximately 0.81 acres of upland/wetland areas. Quiet Creek Park LLC proposes to record conservation easements and restrictions for the lots within the subdivision and will provide signs notifying the public of the protected wetland areas.

4. Site grading and fill.

City of Homer Building Code requires that the site be graded to drain away from the building at a minimum slope of 2% for a distance of 10 feet away from the building. The proposed plans minimize disturbance of wetland areas by limiting excavation and fill around the rear and sides of buildings to 10 feet beyond the

building perimeter. Each lot (both uplands and wetlands) will also have two retention ponds with a capacity of 2,250 gallons each to contain surface runoff.

Vegetation in front yard areas will typically be disturbed by trenching to install water, sewer, telephone, electric and video utilities. Trench depth will vary from 3 feet to 9 feet. Homeowner's typically wanted to have some area filled to a relatively smooth grade to provide for parking and outdoor recreational use. In order to minimize wetland impacts, the proposed individual lot development plans show overburden fill areas wider than 10 feet located between the house and the street, where the vegetation and natural grade will be disturbed by installation of utilities.

Unsuitable soils will need to be excavated from under the building and replaced with imported gravel to provide a stable foundation pad for the building. Typical excavation will extend to 6 feet below grade as required to provide extended footings below the seasonal freeze depth and to provide a 2 foot lift of gravel bearing material under the footing. Excavated material will be incorporated into onsite fills in order to reduce the energy needs that would be required to haul excavated material to an off site upland location.

5. <u>Water and sewer utilities</u>. Individual water supply systems are not allowed in Quiet Creek Park Subdivision. Construction of water wells on parcels smaller than 20,000 square feet is not allowed by the Alaska Department of Environmental Conservation. Connection of each lot to the City water system will enhance public health by providing clean potable water.

Onsite domestic wastewater disposal systems are not allowed in Quiet Creek Park Subdivision. Construction of onsite wastewater disposal systems on parcels smaller than 20,000 square feet is not allowed by the Alaska Department of Environmental Conservation. Providing connection to the sewer main is the preferred alternative to constructing individual onsite wastewater disposal systems on each lot.

City of Homer water and sewer mains will be extended into Quiet Creek Park Subdivision and service lines will be extended to each lot. Potable water is supplied by the City of Homer's water treatment facility which is regulated and permitted by the State of Alaska. Wastewater collected from Quiet Creek Park Subdivision is routed to the City of Homer's wastewater treatment facility which is regulated and permitted by the State of Alaska.

6. Electric, telephone and video utilities. Electric, telephone and video utilities will be installed underground to the subdivision and underground service lines will connect each lot. Utilities will be installed underground to provide increased reliability and improved aesthetics.

<u>ALTERNATIVES ANALYSIS</u>: While not necessary for a complete application an alternative analysis is required by the EPA's Section 404(b)(1) guidelines prior to the DA rendering a permit decision.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

COASTAL ZONE MANAGEMENT ACT CERTIFICATION: Section 307(c)(3) of the Coastal Zone, Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3), requires the applicant to certify that the described activity affecting land or water uses in the Coastal Zone complies with the Alaska Coastal Management Program. A permit will not be issued until the Office of Project Management and Permitting, Department of Natural Resources has concurred with the applicant's certification.

<u>PUBLIC HEARING</u>: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRS constitutes the extent of cultural resource investigations by the District Engineer at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between the Federal government and Federally recognized Tribes. This notice invites participation by agencies, Tribes, and members of the public in the Federal decision-making process. In addition, Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Engineer during the public comment period.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. Preliminarily, the described activity will not affect threatened or endangered species, or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. Any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The proposed work is being evaluated for possible effects to Essential Fish Habitat (EFH) pursuant to the Magnuson Stevens Fishery Conservation and Management Act of 1996 (MSFCMA), 16 U.S.C. et seq and associated federal regulations found at 50 CFR 600 Subpart K. The Alaska District includes areas of EFH as Fishery Management Plans. We have reviewed the January 20, 1999, North Pacific Fishery Management Council's Environmental Assessment to locate EFH area as identified by the National Marine Fisheries Service (NMFS).

We have determined that the described activity within the proposed area will not adversely affect EFH, including anadromous fish and federally managed fishery resources.

SPECIAL AREA DESIGNATION: None.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The decision whether to authorize a proposal, and if so, the conditions under which it will be allowed to

occur, are therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(l) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Forrest McDaniel at (907) 283-3519 or by email at forrest.e.mcdaniel@poa02.usace.army.mil, if further information is desired concerning this notice.

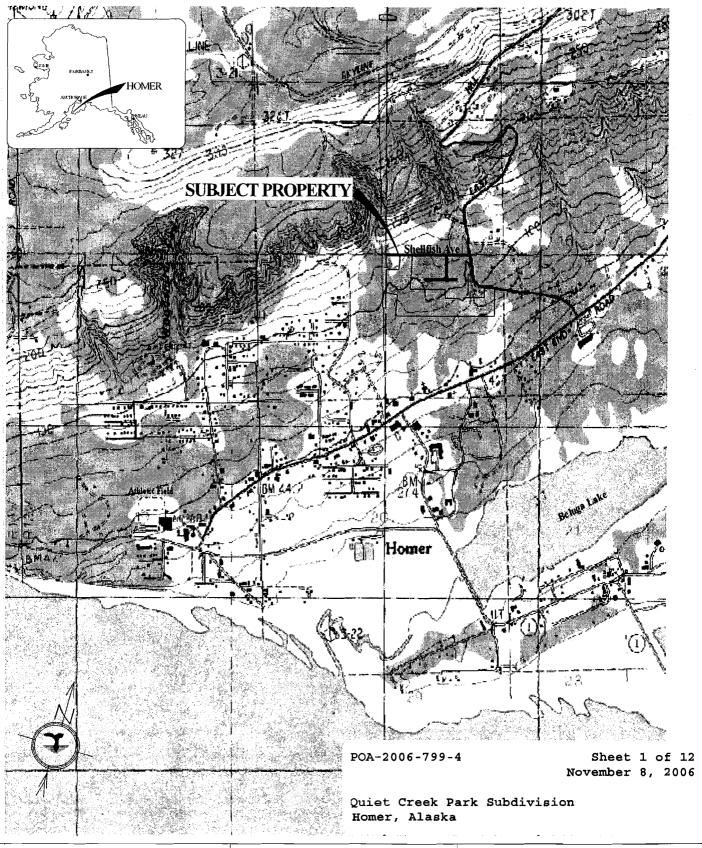
AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Discharge dredged or fill material into waters of the United States - Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

A plan, Notice of Application for Certification of Consistency with the Alaska Coastal Management Program, and Notice of Application for State Water Quality Certification are attached to this Public Notice.

District Engineer U.S. Army, Corps of Engineers

Attachments

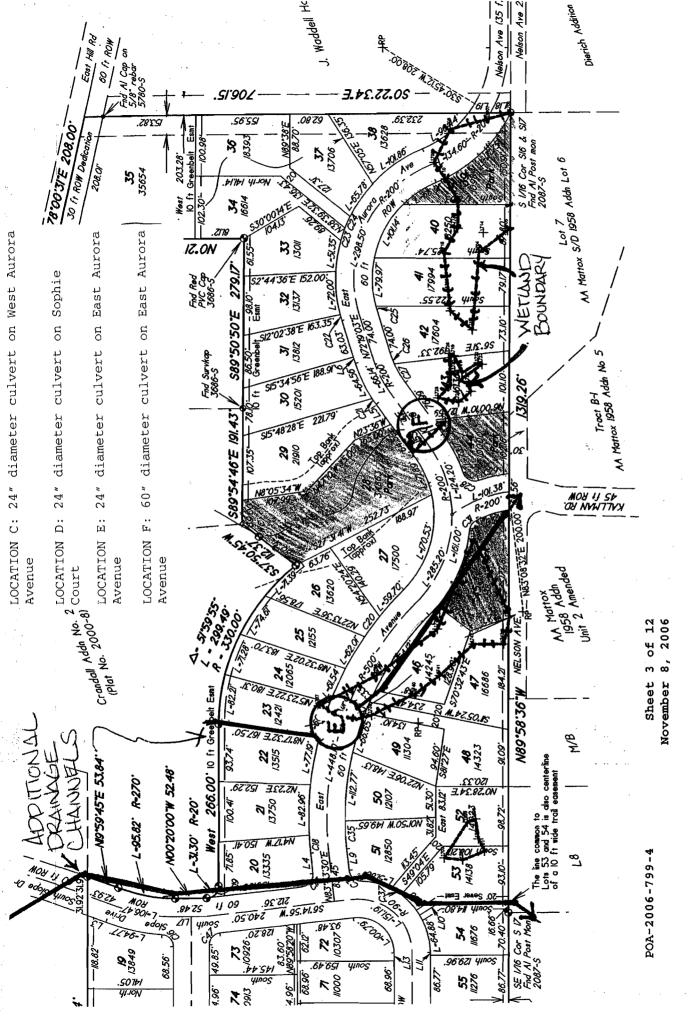


PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.

LOCATION AND VICINITY

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503 PROPOSED QUIET CREEK SUBDIVISION IN: HOMER, ALASKA

Quiet Creek Park Subdivision Homer, Alaska



HALLIND BOUNDARY

PARK

Quiet Creek Park Subdivision Homer, Alaska

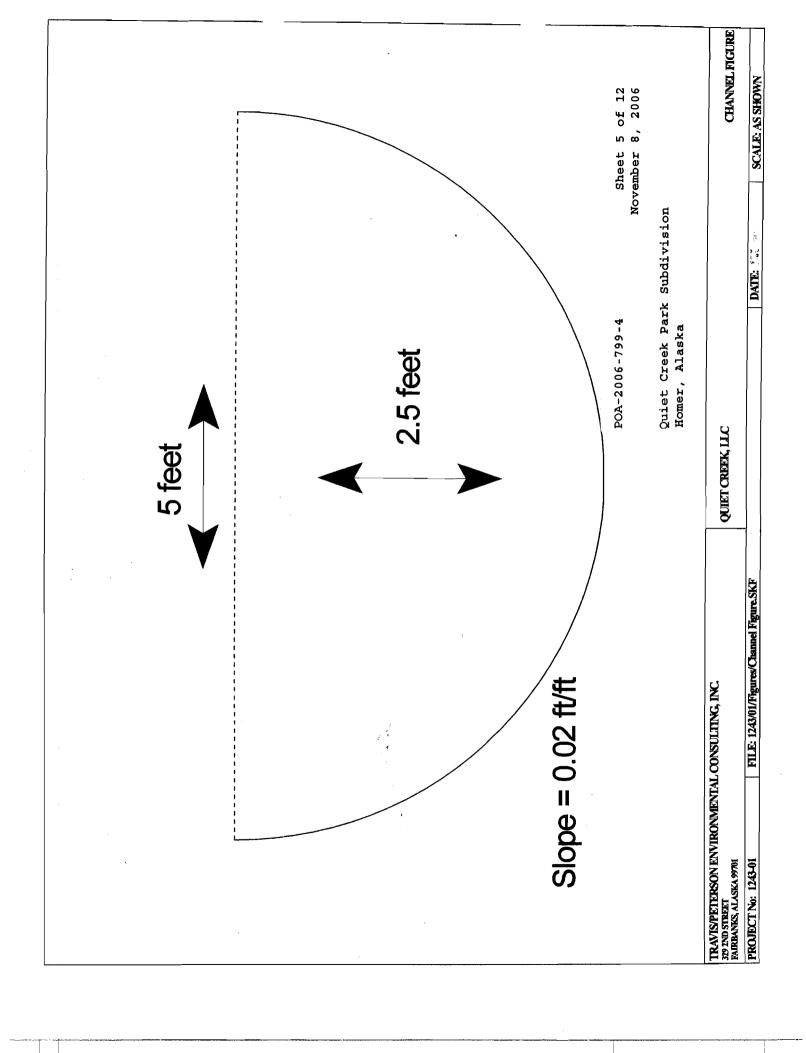
SURVEYED WETLAND ACREAGE AND PROPOSED FILL PER LOT

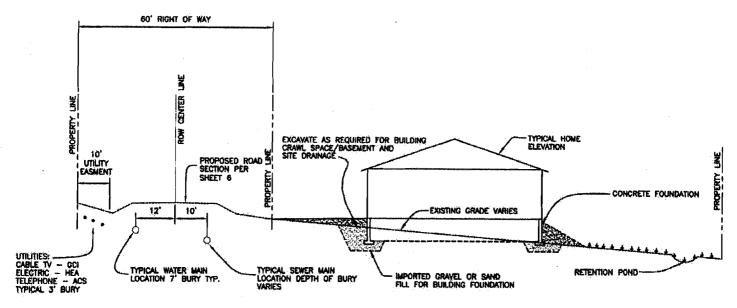
Lot Number	Surveyed Wetland Area (ft²)	Requested Fill Area (ft ²)
1	9,721	5,400
2	7,720	5,400
7A	1,249	1,249
7B	6,163	5,400
7C	10,674	5,400
7D	9,037	5,400
9	8,480	5,400
10	5,348	5,400
11	7,366	5,400
12	11,670	5,400
13	7,074	0.00
14	202	202
23	314	314
24	24	24
38	29	29
39	8,737	0.00
40	6,784	5,400
41	3,850	3,850
42	945	945
43	2,018	2,018
45	8,212	0.00
46	9,884	5,400
47	2,937	2,937
48	438	438
52	1,271	1,271
53	1,070	1,070
63	191	191
64	28	28
80	2,223	2,223
81	38,991	0.00
83	2,075	2,075
84	4,250	4,250
86	2,282	2,282
87	2,316	2,316
88	4,182	4,182
89	520	520
90	70	70
Subtotal (ft²)	188,342	91,884
Subtotal (acres)	4.32	2.10
Road Right of way	0.650	0.650
TOTAL	4.97	2.75

POA-2006-799-4

Sheet 4 of 12 November 8, 2006

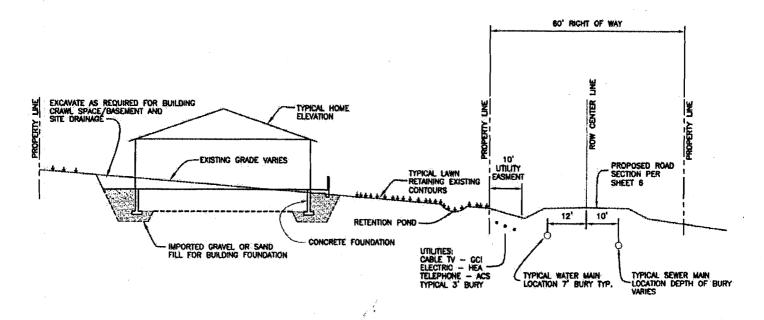
Quiet Creek Park Subdivision Homer, Alaska





TYPICAL DOWNHILL LOT PLAN

5 STALE: NTS



B TYPICAL UPHILL LOT PLAN
5 SCALE: NTS

POA-2006-799-4

Sheet 6 of 12 November 8, 2006

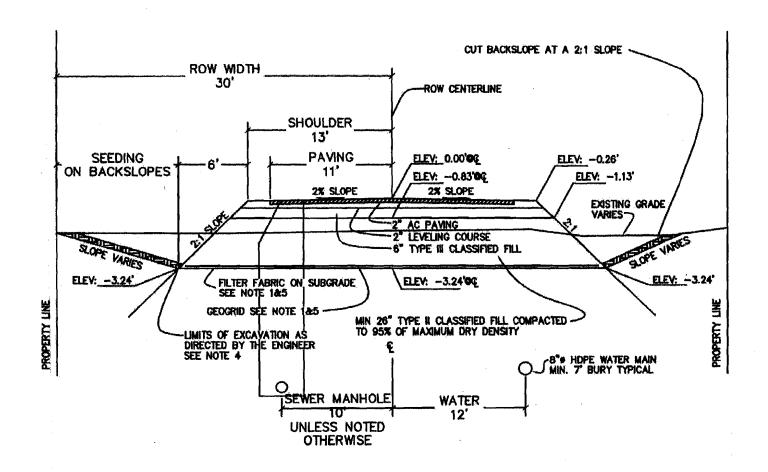
Quiet Creek Park Subdivision Homer, Alaska

PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.

TYPICAL LOT CROSS-SECTIONS

PROPOSED QUIET CREEK SUBDIVISION IN: HOMER, ALASKA

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503



NOTES

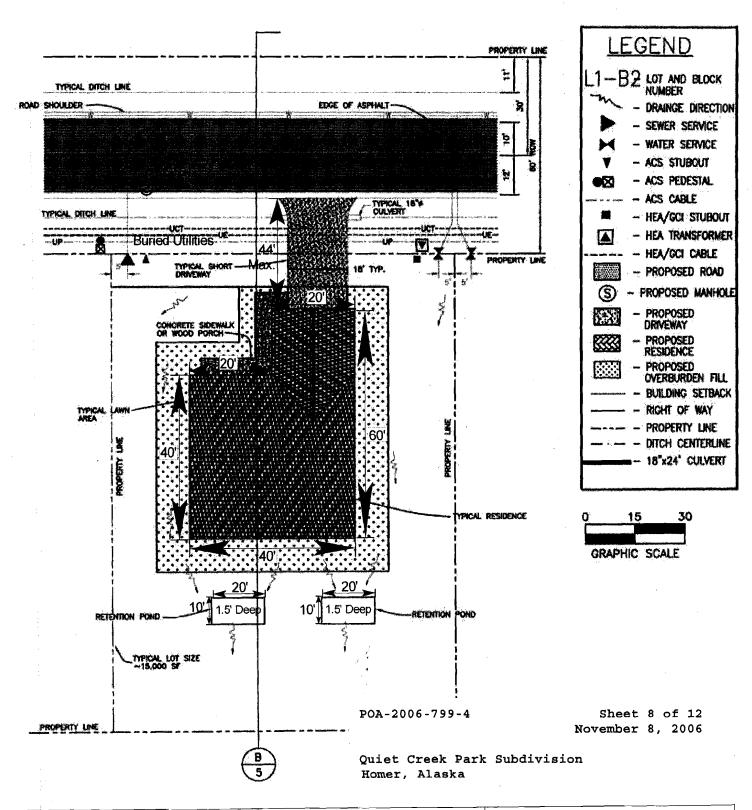
- 1.) PLACE GEOGRID AND FILTER FABRIC A MINIMUM OF 1' AND A MAXIMUM OF 2' FROM EACH EDGE OF THE EXCAVATION.
- 2.) COMPACT ALL FILL AND PAVING TO 95% OF MAXIMUM DENSITY.
- 3.) TYPICAL SECTION IS SYMETRICAL ABOUT ROAD CENTERLINE.
- 4.) EXCAVATE BEYOND LIMIT INDICATED WHERE DIRECTED BY THE ENGINEER AND BACKFILL WITH TYPE II CLASSIFIED FILL.
- 5.) GEOTEXTILE FABRIC SHALL BE JOINED WITH ADJACENT PIECES OF FABRIC BY OVERLAPPING. SECTIONS SHALL BE OVERLAPPED A MINIMUM OF THREE FEET (3'). GEOGRID REINFORCEMENT SHALL BE LAPPED A MINIMUM OF ONE AND ONE—HALF FEET (1 1/2') AT ALL JOINTS.

POA-2006-799-4

Sheet 7 of 12 November 8, 2006

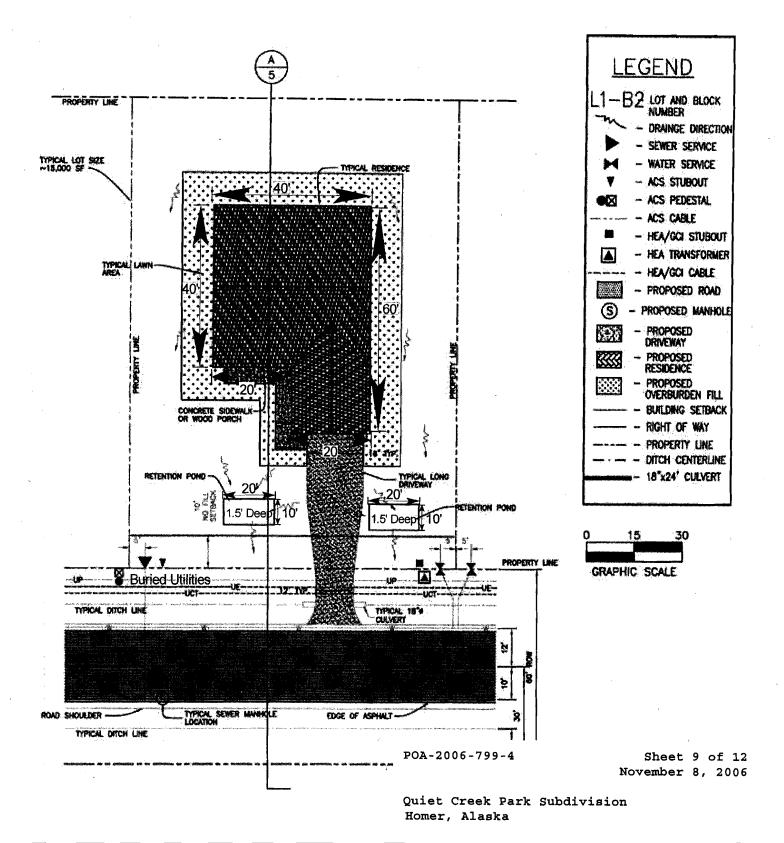
Quiet Creek Park Subdivision Homer, Alaska

PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.	TYPICAL STREET CROSS-SECTION Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503	PROPOSED QUIET CREEK SUBDIVISION IN: HOMER, ALASKA
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PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.

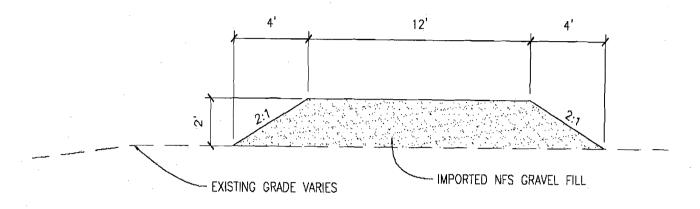
TYPICAL DOWNHILL LOT Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503 PROPOSED QUIET CREEK SUBDIVISION IN: HOMER, ALASKA



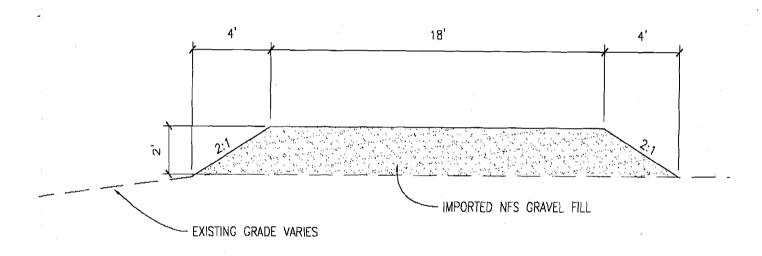
PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.

TYPICAL UPHILL LOT

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503 PROPOSED QUIET CREEK SUBDIVISION IN: HOMER, ALASKA



12 FT WIDE DRIVEWAY SECTION



18 FT WIDE DRIVEWAY SECTION

POA-2006-799-4

Sheet 10 of 12 November 8, 2006

Quiet Creek Park Subdivision Homer, Alaska

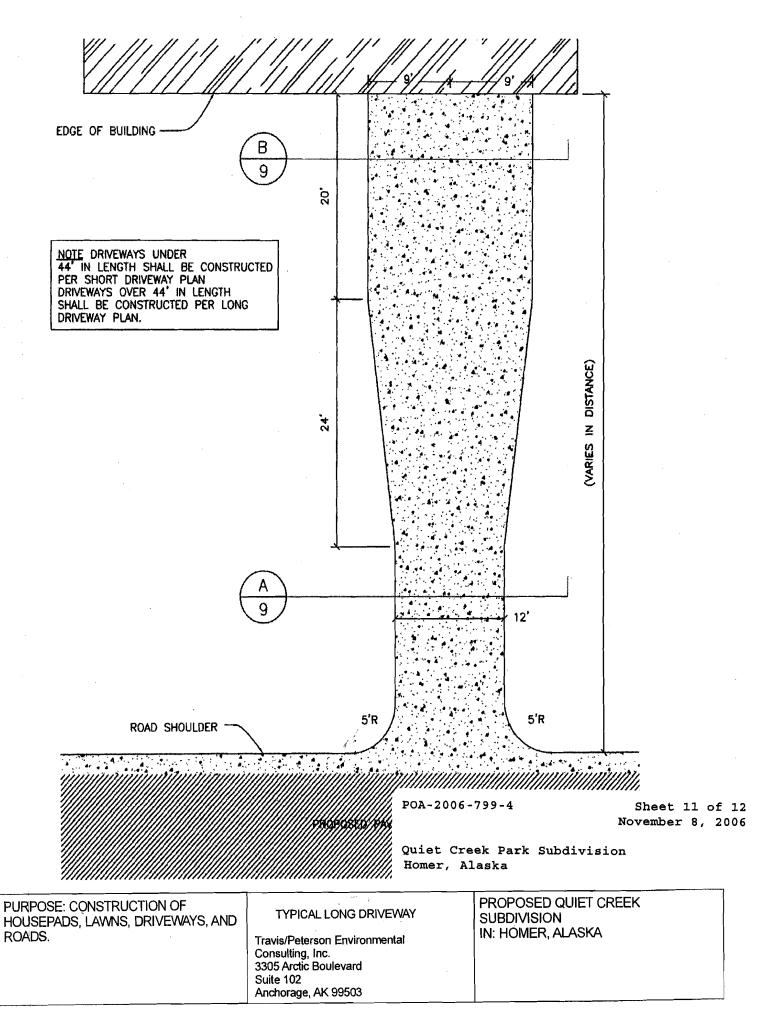
PURPOSE: CONSTRUCTION OF HOUSEPADS, LAWNS, DRIVEWAYS, AND ROADS.

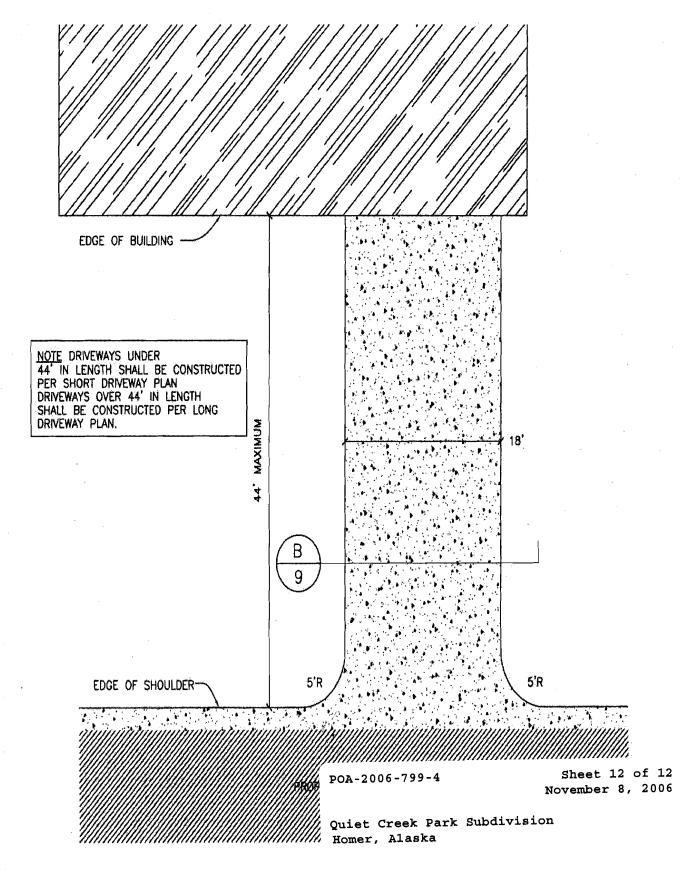
TYPICAL DRIVEWAY CROSS-SECTIONS

PROPOSED QUIET CREEK SUBDIVISION

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard Suite 102 Anchorage, AK 99503

IN: HOMER, ALASKA







STATE OF ALASKA

OFFICE OF THE GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER401 Certification Program
Non-Point Source Water Pollution Control Program

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. POA-2006-799-4, Tributary to Beluga Lake, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify that there is reasonable assurance that the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification may submit written comments within 30 days of the date of the Corps of Engineer's Public Notice to:

Department of Environmental Conservation WQM/401 Certification 555 Cordova Street Anchorage, Alaska 99501-2617 Telephone: (907) 269-7564

FAX: (907) 269-7508

Attachment 2

FRANK H. MURKOWSKI, GOVERNOR

STATE OF ALASKA

OFFICE OF THE GOVERNOR

DEPARTMENT OF NATURAL RESOURCES OFFICE OF PROJECT MANAGEMENT AND PERMITTING

ALASKA COASTAL ZONE MANAGEMENT 550 WEST 7TH AVENUE, SUITE 1660 ANCHORAGE, ALASKA 99501-3568

NOTICE OF APPLICATION FOR CERTIFICATION OF CONSISTENCY WITH THE ALASKA COASTAL MANAGEMENT PROGRAM

Notice is hereby given that a request is being filed with the Office of Project Management and Permitting for a consistency determination, as provided in Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended [16 U.S.C. 1456(c)(3)], that the project described in the Corps of Engineers Public Notice No. **POA-2006-799-4, Tributary to Beluga Lake,** will comply with the Alaska Coastal Management Program and that the project will be conducted in a manner consistent with that program.

The Office of Project Management and Permitting requests your comments, particularly on the proposed project's consistency with the affected local coastal district management program. For more information on the consistency review contact OPMP at (907) 269-7470 or (907) 465-3562, or visit the ACMP web site at http://www.gov.state.ak.us/gdc/Projects/projects.html.